

FOR LEASE

JUDICIARY PLACE

9300 WEST COURTHOUSE RD. MANASSAS, VA 20110



OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	2,694 SF - 6,254 SF
Lease Rate:	\$28.00 - 29.00 SF/yr (Full Service)
Building Size:	45,900 SF
Zoning:	B-1
Parcel ID:	101-01-00-258A2

PROPERTY OVERVIEW

Walking Distance to the Courthouse!

First floor office suites available in beautiful Class A building with 2 elevators. Suite 105 is 2,694 SF and features 11 private offices and a large open work area. Suite 102 is 3,560 SF and features large waiting area, reception/admin space, private restroom, kitchenette, 9 private offices, conference room and several additional work/storage areas. The suites are contiguous and can be leased together or separately.

Full service rental rate, professionally managed building! Ideal for legal, medical, or upscale professional use.

LOCATION OVERVIEW

Fantastic location within walking distance to the Prince William County/City of Manassas Courthouse (less than 0.5 mile), Amtrak/VRE Station (0.7 mile) and Old Town Manassas shops/restaurants (less than 1 mile). Just off Rt. 28 with easy access to Rt. 234 & Prince William Pkwy.

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS - LOBBY



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OFFICE BUILDING FOR LEASE

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ADDITIONAL PHOTOS



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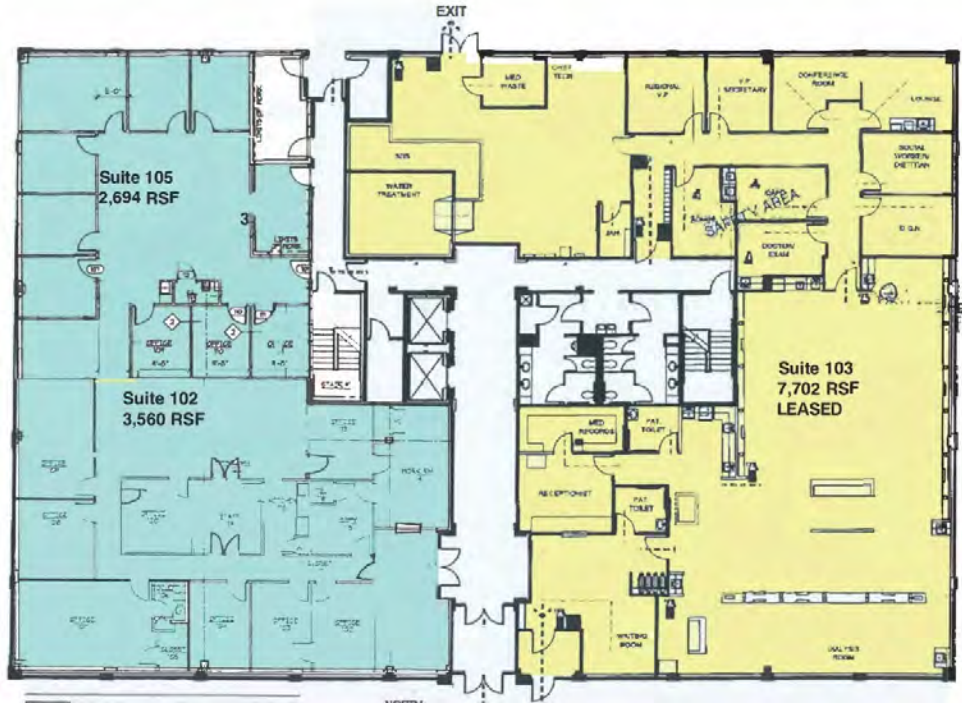
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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	3,560 - 6,254 SF	Full Service	\$29.00 SF/yr
Suite 105	Available	2,694 - 6,254 SF	Full Service	\$28.00 SF/yr

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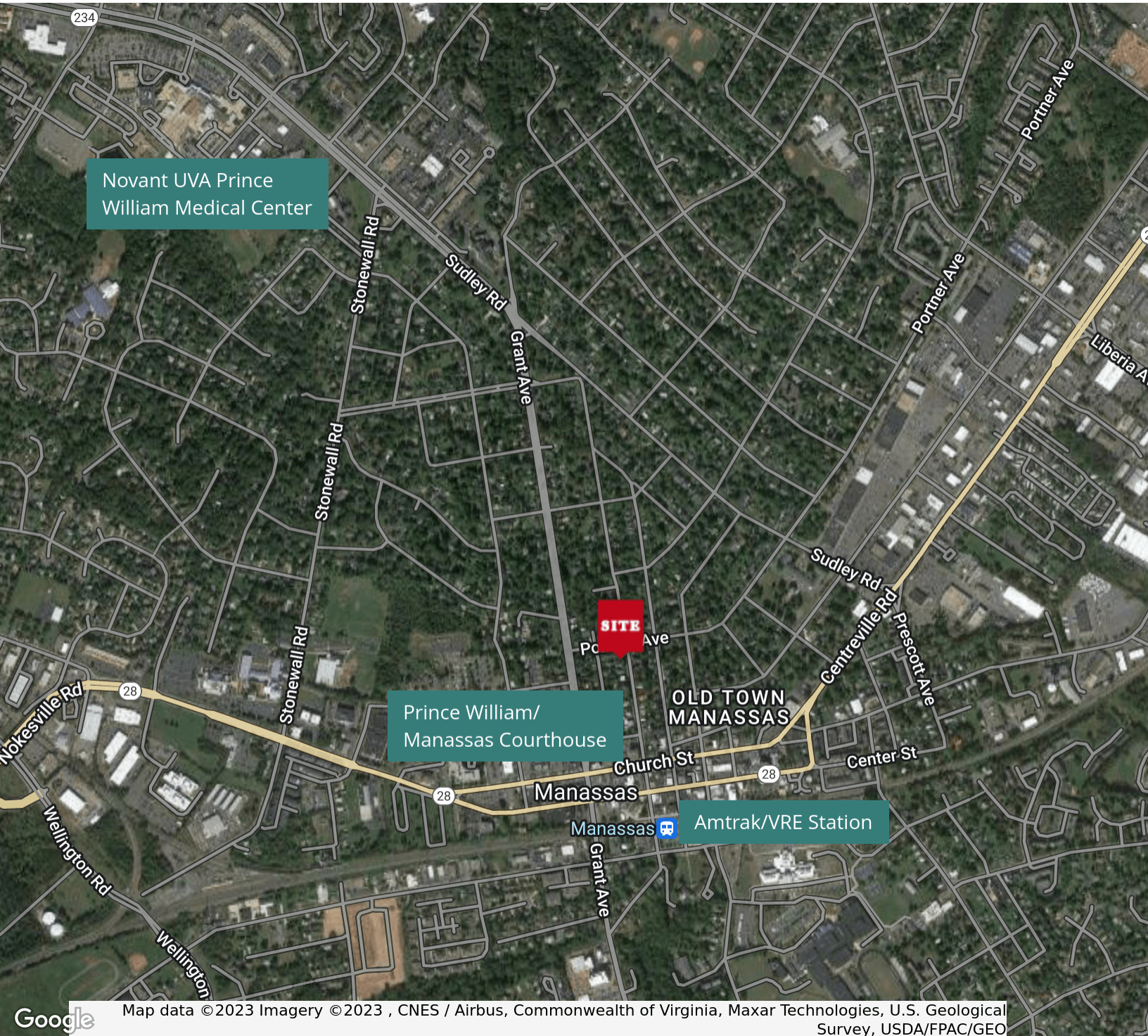
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RETAILER MAP



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